

## Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address  
Including suburb and  
postcode

150 Shields Street, Flemington Vic 3031

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$888,000

**Median sale price**Median price \$883,000 House  Unit  Suburb Flemington

Period - From 01/04/2018 to 30/06/2018 Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	266 Bellair St KENSINGTON 3031	\$885,000	02/06/2018
2	40 Canterbury St FLEMINGTON 3031	\$883,000	16/06/2018
3	19 Dover St FLEMINGTON 3031	\$880,000	04/07/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$888,000  
**Median House Price**  
June quarter 2018: \$883,000

## Comparable Properties

266 Bellair St KENSINGTON 3031 (REI)

**Agent Comments**



**Price:** \$885,000  
**Method:** Auction Sale  
**Date:** 02/06/2018  
**Rooms:** -  
**Property Type:** House (Res)



40 Canterbury St FLEMINGTON 3031 (REI)

**Agent Comments**



**Price:** \$883,000  
**Method:** Auction Sale  
**Date:** 16/06/2018  
**Rooms:** -  
**Property Type:** House (Res)



19 Dover St FLEMINGTON 3031 (REI)

**Agent Comments**



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 04/07/2018  
**Rooms:** -  
**Property Type:** House